

## Comparable Sales

as of: 12/17/18

There are 8 comparable properties (3 bed condos/townhomes) currently offered for sale in the subject neighborhood (Mountain Village) ranging in price from \$ 352,000 to \$ 475,000

There are 83 comparable sales (2-3 bed condos/townhomes) in the subject neighborhood within the past SIX months ranging in sale price from \$ 300,000 to \$ 800,000 (source Realtor.com)

FEATURE	SUBJECT: STEAMBOAT DIGS	COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3	
Address	<b>3170 Columbine Dr #34</b>	380 Ore House Plz #206		2602 Longthong Rd #308		3452 Sunburst Ct	
Complex	SubAlpine Condominiums	Pines at Ore House		Yampa View		Sunburst Townhomes	
	AMOUNT	AMOUNT	variance	AMOUNT	variance	AMOUNT	variance
Sale Price	\$392,000 list price	\$475,000	+\$83,000	\$447,000	+\$55,000	\$445,000	+\$53,000
Sale Price/Gross Liv. Area	\$350 /sq. ft.	\$357 /sq. ft.	+\$7 /sq. ft.	\$318 /sq. ft.	(-\$32) /sq. ft.	\$310 /sq. ft.	(-\$40) /sq. ft.
Data Source	Owner	REColorado		REColorado		REColorado	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	variance	DESCRIPTION	variance	DESCRIPTION	variance
Distance to Ski Area Base (walk to 2305 Mt Werner Cir per GoogleMaps)	0.9 mi	1.6 mi	<b>+0.7 mi.</b>	0.8 mi	(-0.1) mi.	1.0 mi	+0.1 mi.
Bedrooms	3	3	-	3	-	3	-
Baths	2.0	2.75	+0.75	2.75	+0.75	2.50	+0.50
Gross Living Area	1,120 sq. ft.	1,330 sq. ft.	+210 sq. ft.	1,405 sq. ft.	+285 sq. ft.	1,434 sq. ft.	+314 sq. ft.
Garage/Carport	Offstreet (2 spaces)	Garage (1 space) sold & deeded separately	+garage (additional cost?)	Offstreet (2 spaces)	-	Offstreet (3 spaces)	+1 space
Pets	Pets OK (incl. tenants)	?	-no pets?	No Pets	-no pets	Pets (owners only)	-no pets for guests
Vacation Rentals	Short- and long-term rentals allowed	Short- (and long-term?) rentals allowed	-	Short- (and long-term?) rentals allowed	-	Short- and long-term rentals allowed	-
HOA Fees	\$359 /mo.	\$563 /mo.	<b>+\$204 /mo.</b>	\$693 /mo.	<b>+\$334 /mo.</b>	\$427 /mo.	+\$68 /mo.
Fireplace	Gas (living room)	Gas (living room)	-	Gas (living room)	-	Gas (living room)	-
Porch/Patio/Deck	Deck	Deck (private)	+private deck	Deck (private)		Balcony (private) and patio	+private deck
Pool/Hot Tub	None	Community Hot Tub	+tub	Community Hot Tub		Community Hot Tub	+tub
Laundry	Shared (coin-op)	In unit	+washer/dryer	In unit	+washer/dryer	In unit	+washer/dryer
Our Comments	<b>Great views from every room; high-end finishes; lowest HOA dues; building is in great shape (new roof '18, new plumbing '15) with strong reserves; pet-friendly option is rare in Steamboat</b>	<b>Steep HOAs; separate neighborhood from mountain area (lower altitude near highway/shopping center); small deck (no grills, etc.?); views appear to be primarily of neighboring properties (no mountain or cross-valley views?)</b>		<b>Very steep HOAs; no pets</b>		<b>Pets allowed only for owners; views appear to be primarily of neighboring properties (limited cross-valley views)</b>	

Additional Comparables							
FEATURE	SUBJECT: STEAMBOAT DIGS	COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Address	<b>3170 Columbine Dr #34</b>	2579 Apres Ski Wy #A-2		2800 Village Dr #1206		1555 Shadow Run Ct Bldg D #302	
Complex	SubAlpine Condominiums	Herbage		Trappeur's Lodge		Shadow Run	
	AMOUNT			AMOUNT	variance	AMOUNT	variance
Sale Price	\$392,000 list price	\$395,000	+\$3,000	\$440,000	+\$48,000	\$319,900	(-\$72,100)
Sale Price/Gross Liv. Area	\$350 /sq. ft.	\$203 /sq. ft.	(-\$147) /sq. ft.	\$474 /sq. ft.	+\$124 /sq. ft.	\$275 /sq. ft.	(-\$75) /sq. ft.
Data Source	Owner	REColorado		REColorado		REColorado	
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION	variance	DESCRIPTION	variance
Distance to Ski Area Base (walk to 2305 Mt Werner Cir per GoogleMaps)	0.9 mi	0.7 mi	(-0.2) mi.	0.5 mi	(-0.4) mi.	0.8 mi	(-0.1) mi.
Bedrooms	3	3	-	2	(-1)	3	-
Baths	2.0	2.75	+0.75	3.00	+1.00	2.00	-
Gross Living Area	1,120 sq. ft.	1,944 sq. ft.	+824 sq. ft.	928 sq. ft.	(-192) sq. ft.	1,165 sq. ft.	+45 sq. ft.
Garage/Carport	Offstreet (2 spaces)	Offstreet (1 space)	-1 space	Garage (1 space)	+garage (only 1 space)	Offstreet (3 spaces)	+1 space
Pets	Pets OK (incl. tenants)	?	-no pets?	No Pets	-no pets	?	-no pets?
Vacation Rentals	Short- and long-term rentals allowed	Short- (and long-term?) rentals allowed	-	Short- (and long-term?) rentals allowed	-	Short- and long-term rentals allowed?	-
HOA Fees	\$359 /mo.	\$809 /mo.	+\$450 /mo.	\$845 /mo.	+\$486 /mo.	\$603 /mo.	+\$244 /mo.
Fireplace	Gas (living room)	Gas (living room)	-	Gas (living room)	-	Gas (family room)	-
Porch/Patio/Deck	Deck	Deck (private)	+private deck	Balcony (private)	+private deck	Balcony (private)	+private deck
Pool/Hot Tub	None	Private Tub, Community Pool	+tub & pool	Community Pool and Hot Tub	+tub & pool	Community Pool and Hot Tub	+tub & pool
Laundry	Shared (coin-op)	In unit	+washer/dryer	Shared (complimentary)	-	In unit	+washer/dryer
Our Comments	<b>Great views from every room; high-end finishes; lowest HOA dues; building is in great shape (new roof '18, new plumbing '15) with strong reserves; pet-friendly option is rare in Steamboat</b>	<b>Very steep HOAs; Views appear to be primarily of neighboring properties; steep HOA dues (pool/tub as main perks)</b>		<b>1 less bedroom; no pets; very steep HOAs; small balcony (no grills, etc.); hotel-type facility; promise that it "can sleep up to 10 comfortably" would violate local codes (6 per night max. for 2 bedrooms)</b>		<b>Steep HOAs; serious maintenance issues revealed recently expect \$75,000 PER UNIT assessments (unfortunately our contractor and realtor friends call this complex 'Shadow Run-for-your-life!')--sale price certainly reflects this</b>	